



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 7, 2022
2203-ODP-04 & 2203-SPP-04
Exhibit 1

Petition Number: 2203-ODP-04 & 2203-SPP-04

Project Name: Lantern Commons

Subject Site Address: Northwest corner of East 161st Street and South Union Street

Petitioner: Front Street Partners, LLC

Representative: Church Church Hittle + Antrim

Request: Overall Development Plan and Primary Plat review of 5 Blocks on 57.48 acres +/- in the Lantern Commons PUD District.

Current Zoning: Lantern Commons PUD

Current Land Use: Vacant

Approximate Acreage: 57.48 acres +/-

Property History: Lantern Commons PUD ([Ordinance 21-04](#), April 12, 2021)
Lantern Commons Secondary Plat (2203-SFP-22, *pending*)
Lantern Commons Apartments (2203-DDP-09, *pending*)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan

Staff Reviewer: Rachel Riemenschneider, Associate Planner

BACKGROUND

The property is currently zoned Lantern Commons PUD District. Ordinance 21-04 Lantern Commons PUD (2102-PUD-04) was approved at the April 12, 2021 City Council Meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the February 22, 2022, Technical Advisory Committee meeting.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply except for those items with comments identified as outstanding below:

- 1) Proposed name of subdivision.

- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 5) Easements (locations, widths and purposes). (Article 8.3)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

11) Building setback lines.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

12) Legend and notes.

13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

14) Other features or conditions which would affect the subdivision favorable or adversely.

15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply except for those items with comments identified as outstanding below:

21) Title, scale, north arrow and date.

22) Proposed name of the development.

23) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

24) Address and legal description of the property.

25) Boundary lines of the property including all dimensions.

26) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

27) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

28) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 31) Location and dimensions of all existing structures and paved areas.

- 32) Location of all Floodplain areas within the boundaries of the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 33) Names of legal ditches and streams on or adjacent to the site.

- 34) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

- 35) Identify buildings proposed for demolition.

- 36) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 37) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

DISTRICT STANDARDS (Chapter 4 of UDO and Ord. 21-04)

The plans comply with Chapter 4 of the UDO and Ordinance 21-04: Lantern Commons PUD, except for the items noted as outstanding by a comment below.

19) Permitted Uses (Sec. 5 of PUD)

20) Area E Development Standards (Sec. 6.2 of PUD)

- a) Maximum Number of Dwelling Units: 325 (375 if additional land is incorporated)
- b) Minimum Living Area: 600sf
- c) Minimum Road Frontage: 70'
- d) Minimum BSL:
 - 1. A minimum 50' setback along the west perimeter of the District in Area E shall be provided.
 - 2. No Building shall be constructed within 200' of the north perimeter of the District in Area E. Subject to review and approval by the City, the improvements to be installed between the north property line of the District and the Buildings in Area E shall be in substantial compliance with Exhibit D, attached hereto ("Area E Transition"), including, but not limited to, installation of a 5' mound along the north property line of the District and installation of a decorative fence along the Westfield Boulevard right-of-way to deter pedestrians from entering the Area E Transition area.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 3. There shall be no other setback requirements within Area E.
 - e) Maximum Building Height: 3 stories
 - f) Minimum Distance Between Buildings: 15'
 - g) Development Plan Review: Required
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DEVELOPMENT STANDARDS (Chapter 6 of UDO and Ord. 17-41)

The plans comply, as applicable to a Detailed Development Plan, except for the items noted as outstanding by a comment below.

- 21) Accessory Use and Building Standards (UDO Article 6.1 and Sec.8.1 of the PUD)
- 22) Architectural Standards (UDO Article 6.3(E) and Sec. 8.2 of the PUD)
- 23) Landscaping Standards (Article 6.8 of UDO and Section 8.4 of PUD)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 24) Lighting Standards (Article 6.9 of UDO)
- 25) Lot Standards (Article 6.10)
- 26) Parking and Loading Standards (Article 6.14 and Sec. 8.3 of PUD)
- 27) Setback Standards (Article 6.16)
- 28) Sign Standards (Article 6.17)
- 29) Vision Clearance Standards (Article 6.19)
- 30) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO and Section 8.5 of PUD)

The plans comply, except for the items noted as outstanding by a comment below.

- 31) Easement Standards (Article 8.3)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- 32) Monument and Marker Standards (Article 8.5)
- 33) Open Space and Amenity Standards (Article 8.6)
 - a) Minimum Open Space: 20%.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- b) Plantings: Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
- c) Access: The Minimum Lot Frontage standards of Article 4 Zoning Districts shall not apply to Open Space. Instead, a public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- d) Connectivity: Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those Uses it serves, with the exception of preservation of existing features.
- e) Open Space and Development Amenity Improvements:
 - 1. Requirement: Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance (see also Article 10.4 Certificate of Compliance).
 - 2. Approval: Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval of a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
 - 3. Timing of Installation: Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.

34) Pedestrian Network Standards (Article 8.7)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- a) Internal Pedestrian Network Standards:

1. The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
2. Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
3. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
4. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

b) External Pedestrian Network Standards

1. Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
2. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
3. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

35) Storm Water Standards (Article 8.8)

36) Street and Right-of-Way Standards (Article 8.9)

37) Street Light Standards (Article 8.10)

38) Street Sign Standards (Article 8.11)

39) Surety Standards (Article 8.12)

40) Utility Standards (Article 8.13)

INFRASTRUCTURE STANDARDS (Section 9 of PUD)

The plans comply, except for the items noted as outstanding by a comment below.

- 41) The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.
 - 42) Thematic elements consistent with the quality and character of those illustrated in Exhibit K. attached hereto ("Site Elements") will be incorporated throughout the District, subject to review and approval by the City.
 - 43) The pedestrian bridge improvements for the Natalie Wheeler Trail depicted in Exhibit L ("Gateway Options"), have been designed to facilitate pedestrian movements in the vicinity of the District. The Gateway Options have been tentatively designed and are subject to approval of a mutually acceptable agreement between the City and the owner/developer to permit and finance the construction of these improvements.
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DEPARTMENT COMMENTS

1) Action: Hold a public hearing at the March 7, 2022, Plan Commission meeting.

2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.

3) If any Plan Commission member has questions prior to the public hearings, please contact Rachel Riemenschneider at 463-231-6649 or rriemenschnaider@westfield.in.gov.